

## PLANNING AND ZONING COMMISSION

June 2, 2015  
7:30 pm  
Council Chambers

### ROLL CALL

Commissioners Present: L. Davis, R. Davis, Huddleston, McDowell, Woolery, Vice-Chairperson  
Romine and Chairperson Harris  
Commissioners Absent: Burney, Loyd  
Staff Present: Joel Hornickel Director of Planning and Development  
Tara Norback Planning Assistant

#### 1. Approve Agenda.

Recommended Action: Approve the format of the June 2, 2015 agenda.

#### MOTION:

Motion by Commissioner McDowell and seconded by Vice-Chairperson Romine, and unanimously carried to approve the June 2, 2015 agenda.

### PUBLIC COMMENTS

### REGULAR AGENDA ITEMS

#### 2. Approve Minutes.

Recommended Action: A) Approve the minutes of the May 5, 2015 regular meeting.

Mr. Hornickel stated staff had two changes to the minutes including the misspelling of Alderwoman Bohinc's name under others present on page one, and the removal of Mayor Best from the vote on item four on page three as she was not in attendance.

#### MOTION:

Motion by Commissioner L. Davis and seconded by Commissioner McDowell, and unanimously carried to approve the minutes of the May 5, 2015, Planning and Zoning Commission regular meeting as presented and amended by staff.

### OLD BUSINESS

### PUBLIC HEARING AGENDA ITEMS

Commissioner L. Davis recused herself from the item at 7:35PM.

3. Request for a Final Subdivision Plat for Phase 3 of Welk Resort Branson Villas Within the Property Located at 1984 State Highway 165, Branson, Missouri.  
Project No. 15-8.1 (15-00800001)  
Applicant: Welk Resort

Mr. Hornickel presented the staff report as filed with the Planning and Development Department.

Chairperson Harris asked if any of the Commissioners had any questions of staff.

Commissioner McDowell asked if the timing of the bond would be required or if it was something staff was recommending.

Mr. Hornickel stated his recommendation was to not only have the Commission's recommendation, but also the bonding requirements settled prior to the item's first reading by the Board of Aldermen.

Commissioner R. Davis asked where the buildings would be constructed within lots one two.

Mr. Hornickel stated the buildings would be placed near the parking area and illustrated their location on the presentation.

Commissioner R. Davis asked if the requirements for parking lots, water and sewer had met city code.

Mr. Hornickel stated the Engineering and Utilities departments had reviewed the plat and determined the information to be compliant. He stated the Planning staff had also reviewed the plat and determined the information to be compliant with the approved planned development.

Commissioner R. Davis asked if the electric utilities were underground and planned to be underground.

Mr. Hornickel stated he believed that was correct.

Commissioner Huddleston stated the existing electric service within the development was underground.

Mr. Hornickel stated there was an existing overhead electrical transmission line within an easement as shown by the hatched area on the plat. He stated since Mr. Filice was not available, he wanted to state storm water detention was not shown on the plat because there was a regional basin within the development. He stated Mr. Filice would review the detention requirements in more detail during the building plan review process.

Chairperson Harris asked if any of the Commissioners had any other questions of staff; there was no response. He then asked if the applicant or their representative was present to speak in regards to the request.

Mr. Jack Houseman approached and stated he was with Wolfe Surveying and represented the applicant.

Chairperson Harris asked when the project would be started.

Mr. Houseman stated they had been in the process of obtaining the bond and hoped to have it the following week so they could proceed as soon as possible.

Chairperson Harris asked if sidewalks would be present within the next phase which would connect to the existing sidewalks of the development.

Mr. Houseman stated he was not sure.

Mr. Hornickel stated a sidewalk was shown along the southwest side of the proposed parking lots. He then illustrated the existing sidewalks using the aerials within the presentation, and how they connect the amenities within the development.

Commissioner R. Davis asked Mr. Houseman to explain why the preliminary plat had four lots and the final only included two lots.

Mr. Houseman stated the owners would build two buildings during the first phase and then build the remaining two buildings in the next phase. He stated the owners did not want to build all four proposed buildings at the same time, and each building was going to be built within its own lot.

Vice-Chairperson Romine asked how many units were proposed to be within each building.

Mr. Houseman stated he was unsure, but they would be the same as the existing buildings.

Mr. Hornickel stated staff believed there would be thirty-six units within each building.

Commissioner R. Davis asked if the number of units matched the proposed parking.

Mr. Hornickel stated they did.

Chairperson Harris asked if the buildings would be four stories tall.

Mr. Hornickel stated they would.

Chairperson Harris asked if any of the Commissioners had any other questions for the applicant; there was no response. He then asked if there was anyone else present who wished to speak in regards of the item; there was no response. He asked if any of the Commissioners had any other questions.

Commissioner R. Davis asked if it would be helpful to staff to have the Commission's recommendation contingent upon receiving the bond by the time it goes to the Board of Aldermen.

Mr. Hornickel stated it would not hurt to add it to the Commission's recommendation, and to have it in place before the first reading.

Chairperson Harris asked if any of the Commissioners had any other questions; there was no response. He then entertained a motion.

**MOTION:**

Motion by Commissioner McDowell and seconded by Vice-Chairperson Romine to approve Resolution 15-8.1.

Motion by Commissioner R. Davis and seconded by Commissioner Huddleston to amend Resolution 15-8.1 to add the following:

- 1) The public works elements bond shall be in place prior to the first reading before the Board of Aldermen.

AYES: Commissioners R. Davis, Huddleston, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris

NOES: None

ABSTAIN: L. Davis

ABSENT: Commissioner Burney, Loyd

Motion to approve the amendment to Resolution 15-8.1 carried with a 6-0 vote.

AYES: Commissioners R. Davis, Huddleston, McDowell, Woolery, Vice-Chairperson Romine and Chairperson Harris

NOES: None

ABSTAIN: L. Davis

ABSENT: Commissioner Burney, Loyd

Motion to approve Resolution 15-8.1 as amended carried with a 6-0 vote.

<b>COMMISSIONER &amp; STAFF REPORTS</b>
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Mr. Hornickel stated staff met with the Country Bluff Estates neighborhood in May. He stated the next scheduled meeting would be held on Thursday, June 18, 2015, from 6:00 pm until 8:00 pm at the Country Bluff Estates neighborhood building. He stated staff had received two items for the July Planning and Zoning Commission meeting.

Commissioner R. Davis asked if Mayor Best had planned on continuing to serve on the Commission.

Mr. Hornickel stated his understanding was she would not be serving any longer on the Commission. He stated staff had not received a letter of resignation from her yet, but the City Clerk had spoken with her regarding the letter. He stated his understanding was she had been actively conducting interviews to fill her position.

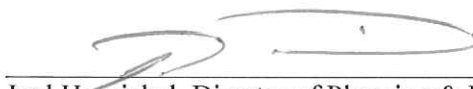
Commissioner R. Davis stated he hoped staff would get the information out to the administrator, mayor and council.

<b>ADJOURNMENT</b>
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Motion by Commissioner McDowell and seconded by Commission R. Davis, and unanimously carried to adjourn the meeting at 7:51 pm.

  
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Clark Harris, Chairperson

7-7-15  
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Date

  
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Joel Hornickel, Director of Planning & Development

7/7/15  
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Date